



WICHITA PUBLIC LIBRARY

Building Program
Documents
for
A New Central Library

IBM | PROVIDENCE



PROCESS

Process

An outline of the steps taken to complete the Building Program Documents for the New Central Library

STEP 1 - Gather Information & Data

- Collected available information, data & statistics
- Developed baseline information: existing square feet, shelving, and seating

STEP 2 - Introductory Meetings & Discussions

- Mayor / City Council
- Library Board / Friends Board / Foundation Board
- City Manager / Assistant City Manager
- Library Staff
- Steering and Leadership Committees

STEP 3 - Staff Questionnaires

- Questionnaires developed specifically for this project
- Responses were then organized and analyzed

STEP 4 - Focus Groups

- Developed questions / talking points specifically for this project
- Conducted 12 sessions with a cross section of stakeholders
 - Teens / Parents of Young Children / City Staff / Business Owners / General Users / Neighborhood Groups

Process

STEP 5 - Collection Statistics

- Developed the statistics and worked with the Steering Committee to project growth

STEP 6 - Brainstorming / Charrettes

- Used visual images and ideas from other libraries to spark discussions
- Developed a series of diagrams to test ideas
 - Ways to organize and orient the site / Internal relationships / Flow and adjacencies

STEP 7 - Trial / Draft Program

- Program Statement - Detailed descriptions of each space
- Collection Statistics - Existing sizes, growth rate & projected sizes
- Seating Comparison - Existing and projected growth
- Vignettes - Scaled diagrams to establish square foot averages
- Square Foot Comparison & Summary
- Bubble Diagrams
- Appendices with supporting documents

Process

STEP 8 - Draft Program Reviews and Refinements

STEP 9 - Downtown Planning Team Meetings - To coordinate efforts

STEP 10 - Public Workshop - To update the community and review how their early input has been implemented

STEP 11 - Developed Budget Information for consideration

STEP 12 - Library Board approval of Final Draft

STEP 13 - City Council workshop for the Final Draft

STEP 14 - Finalize Building Program Documents



GENERAL PROGRAM INFORMATION

General Program Information

0.1 VISION STATEMENT

The new Central Library is the heart of the community, a gathering place, a compelling and engaging destination for all Wichita residents and visitors in a location that is a building block for continued development of downtown, the cultural and river corridors.

General Program Information

SAMPLE OF NARRATIVE

0.2 SITE FEATURES

- Provide plenty of free, convenient, secure, public parking
- Provide for convenient drive-up services directly into the building
- Provide convenient and safe patron drop off
- Provide bus drop off convenient to indoor gathering / orientation space for field trips and tours
- Provide enclosed, secure, and controlled outdoor spaces for reading and programming, this may occur on multiple levels
- Building design and site development should address the connection and relationships to Downtown, to the Delano neighborhood, and to the river walk / future amphitheater / Exploration Place / museums

General Program Information

SAMPLE OF NARRATIVE

0.3 BUILDING DESIGN CONCEPTS & FEATURES

- Building design should be dynamic, timeless, distinctive and prominent
- Building design should celebrate and highlight activity within the building and on the site
- Building design should be sensitive to the history of the area
- The design solution should create an experience along the river
- Incorporate sustainable design strategies for operating efficiencies
- The design should identify how the new building might be expanded in the future
- Coordinate with the Downtown Master Planning process as much as the schedule allows. Current discussions include planning for mixed use on the library site. This is indicated on the Bubble Diagrams. Discussions also include the library site becoming a Downtown connector for public transportation

General Program Information

SAMPLE OF NARRATIVE

0.4 INTERIOR DESIGN CONCEPTS & FEATURES

- Open, warm, and inviting with abundant natural light
- Visible and inviting vertical circulation elements
- Openness and views to other floors from the Main Level
- Flexible spaces to accommodate change and future needs throughout the next several decades
- The Library should be zoned to create quiet reading areas among the stack spaces so that enclosed and less flexible spaces will not be required
- Staff offices and workspaces should be designed and furnished to accommodate changing users and roles as the library continues changing and evolving to provide the highest level of service to its customers

General Program Information

SAMPLE OF NARRATIVE

0.5 POTENTIAL PARTNERSHIPS & COLLABORATIONS

- Wichita Genealogical Society
- Friends of the Wichita Public Library
- Relationships with the three universities
- Relationships with local school systems
- Relationship / link to Downtown's First Friday's and Final Friday's activities
- Relationships and coordinated programming with the area museums
- Traveling exhibits - provide a secured space with climate and lighting controls to meet requirements for these exhibits

ORGANIZATION OF THE PROGRAM



Organization of the Program

The program is organized into 9 sections. The numbering assigned to each space in the library is consistent throughout all sections of the program for easy reference.

SECTION 1 is a one page summary of the size for the New Central Library based on the detailed information in Sections 2 through 6.

SECTION 2 is a chart listing each space and the programmed square feet for that space in the New Library. The square feet for the same spaces in the existing library are listed for comparison.

SECTION 3 is a chart listing the programmed number of seats and the square foot area required for those seats in all the spaces of the New Library. The number of seats and corresponding square foot area in the existing library are listed for comparison.

SECTION 4 is a chart listing all the collections to be displayed in the new library. The existing number of shelves for those collections, anticipated growth rate, and projected shelving counts out to 20 years are included in this chart.

Organization of the Program

SECTION 5 is a narrative that begins with the overview vision and criteria for design elements of the new library. This is followed by a detailed description of the furnishings and equipment, design and functional considerations, location and adjacencies for each space in the new library.

SECTION 6 is a series of floor plan layout diagrams for each space that incorporates all the information in Sections 3, 4, and 5. The diagrams are used to establish the square foot area required for each space in the new library and are not intended to be final layout for the spaces.

SECTION 7 is a series of bubble diagrams. The first diagram shows relationships and orientations for the library site and the following diagrams show spatial relationships for each floor of the new library.

SECTION 8 is budget information.

SECTION 9 is the Appendix with supporting information.



EXAMPLES OF BUILDING PROGRAM DOCUMENTS STAFF AREAS

Building Program Statement

FULL PAGE VIEW

3.2 TECHNICAL SERVICES WORKROOM

BUILDING PROGRAM STATEMENT

- May require special HVAC and fire suppression systems that will not damage the equipment
- **Location & Adjacencies**
 - Adjacent to Digital Services Offices

3.2 TECHNICAL SERVICES WORKROOM

- **Furnishings & Equipment**
 - Continuous seating height counter with room for 12 workstations with computers and 2 book trucks at each station
 - 3 computers should include barcode scanners
 - Networked printer located in workroom
 - Networked staff copier located on the same floor
 - Networked label printer located in workroom
 - 1 Desensitizer
 - 1 sink
 - Below work surface storage (at each workstation): 2 moveable pedestals providing a combination of shallow drawers and letter sized file drawers
 - Above work surface storage (at each workstation): a combination of cabinets and open shelves
 - Stand alone storage: 20 full height book shelf units, 3 full height storage cabinets, 4 standard drawer lockable file cabinets with 2 drawers per cabinet, 1 lockable closet with room for 3 book trucks
 - Tack-able surfaces between work surface and overhead storage
 - Task lighting throughout
 - 2 standing height large group work tables at 10'x 4' (1 for acquisitions and 1 for processing / mending)
 - Final check station with small table near exit to Circulation Workroom
 - Mending station (large workstation with 4 seats, adjacent shelving, and supply cabinet)
 - Coat hooks / racks with adjacent space to secure purses and valuables
- **Design & Functional Considerations**
 - Room for 10 additional book trucks within the workroom
 - Flexible space for future reconfiguration
- **Location & Adjacencies**
 - Adjacent to 3.3 Locked Technical Services Storage
 - Adjacent to the Digital Services Workroom
 - Adjacent to the Delivery area
 - Adjacent to the Circulation Workroom

3.3 LOCKED TECHNICAL SERVICES STORAGE

- **Furnishings & Equipment**
 - Deep metal shelving that can accommodate storage of boxed supplies
 - 2 full height lockable storage cabinets
- **Design & Functional Considerations**
 - Large lockable storage room for items in process
 - Room for 6-8 book trucks
- **Location & Adjacencies**
 - Convenient to or within the Technical Services Workroom

Building Program Statement

DETAIL VIEW

3.2 TECHNICAL SERVICES WORKROOM

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• **Design & Functional Considerations**

- Room for 10 additional book trucks within the workroom
- Flexible space for future reconfiguration

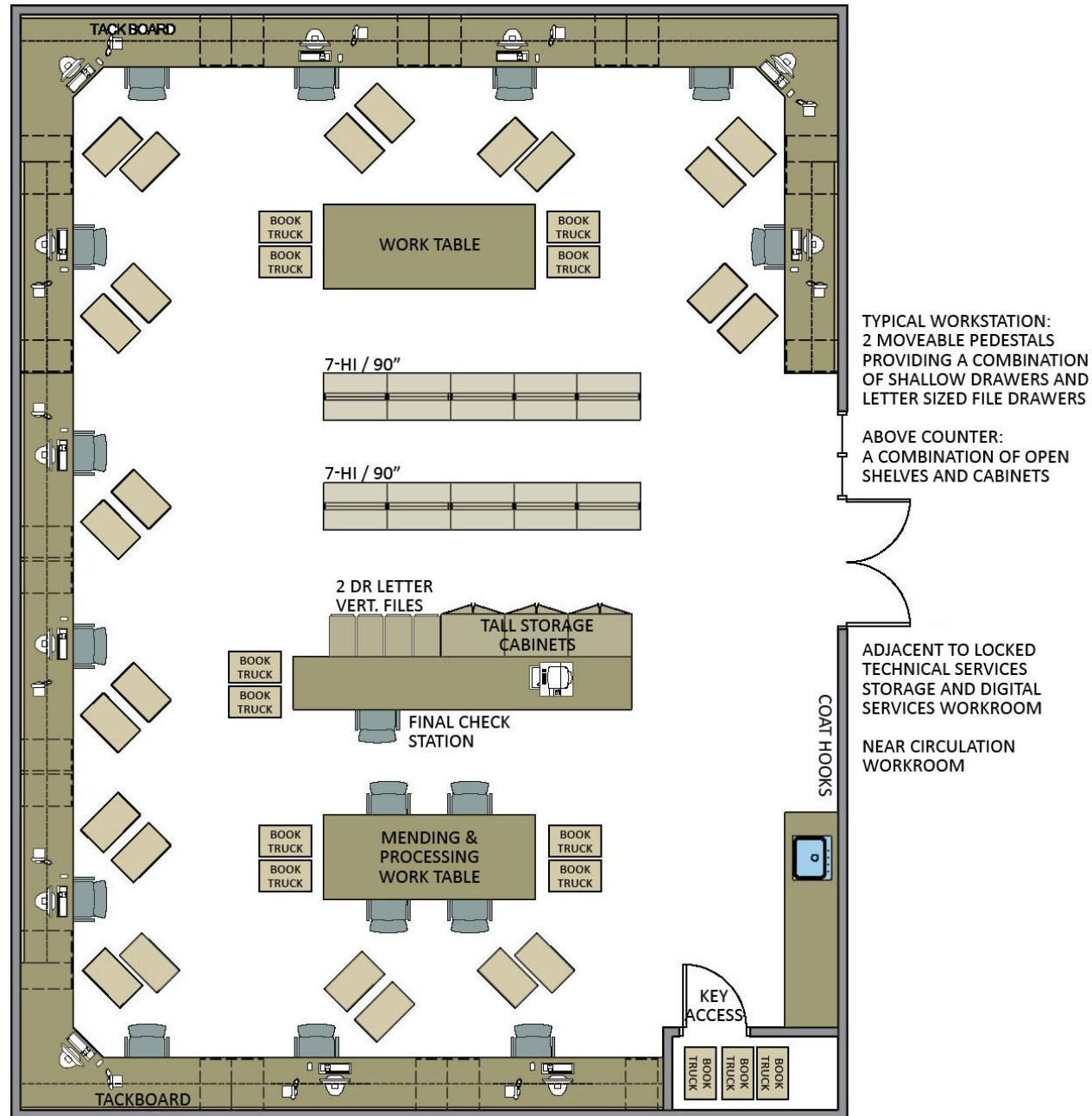
• **Location & Adjacencies**

- Adjacent to 3.3 Locked Technical Services Storage
- Adjacent to the Digital Services Workroom
- Adjacent to the Delivery area
- Adjacent to the Circulation Workroom

Vignettes

3.2 TECHNICAL SERVICES WORKROOM

3.2 TECHNICAL SERVICES WORKROOM 2,009 SF



Square Footage Comparison

FULL PAGE VIEW

3.2 TECHNICAL SERVICES / DIGITAL SERVICES

SQUARE FOOTAGE COMPARISON

			Workroom
2.3 Circulation Desk	623	1,067	
2.3.1 Registration / Information Desk	533	558	
2.3.2 Reserve / Holds Shelving	?	0	Included in 2.3 Circulation Desk
2.4 Sorting Area	205	784	Room for a future 15 bin Automated Materials Sorter
2.5 Drive-up Window	0	0	Within 2.2 Circulation Workroom
2.6 After Hours Lockers	0	0	Within 2.2 Circulation Workroom
Total	2,487 SF	5,027 SF	

3.0 TECHNICAL SERVICES / DIGITAL SERVICES

SPACE	EXISTING SQUARE FOOTAGE	PROGRAMMED SQUARE FOOTAGE	NOTES
3.1.1 Digital Services Manager	0	238	Currently located within empty Admin. workroom
3.1.2 Electronic Resources Manager	0	180	Currently located within 3.1.4 Digital Services Workroom
3.1.3 Systems Analyst	378	180	
3.1.4 Digital Services Workroom	269	513	
Digital Services Storage Closet	78	0	
Empty Workroom	439	0	Located outside of Digital Services Workroom
3.1.5 Server Room	0	231	Currently located within Digital Services Workroom
3.2 Technical Services Workroom	2,983	2,009	
3.3 Locked Tech. Services Storage	99	200	
Total	4,246 SF	3,551 SF	

4.0 AUDIO / VISUAL COLLECTION

SPACE	EXISTING SQUARE FOOTAGE	PROGRAMMED SQUARE FOOTAGE	NOTES
4.1 Audio / Visual Manager	123	180	
4.2 Audio / Visual Workroom	615	507	
4.3 Audio / Visual Service Desk	705	458	

Square Footage Comparison

DETAIL VIEW

3.0 TECHNICAL SERVICES / DIGITAL SERVICES			
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Total	4,246 SF	3,551 SF	

Square Footage Summary

3.2 TECHNICAL SERVICES / DIGITAL SERVICES

SQUARE FOOTAGE SUMMARY

	Existing Building	New Building	% Change
1.0 Administrative Services	2,669 SF	4,021 SF	+ 51 %
2.0 Circulation Services	2,487 SF	5,027 SF	+ 102 %
3.0 Technical Services / Digital Services	4,246 SF	3,551 SF	- 16 %
4.0 Audio / Visual Collection	5,990 SF	4,682 SF	- 22 %
5.0 Non-Fiction Collection	11,328 SF	18,607 SF	+ 64 %
6.0 Reference	8,933 SF	10,100 SF	+ 13 %
7.0 Magazines / Periodicals Area	1,011 SF	2,453 SF	+ 143 %
8.0 Fiction Collection	5,173 SF	14,729 SF	+ 185 %
9.0 Wulfmeyer Genealogy/Special Collections Center	5,096 SF	12,819 SF	+ 152 %
10.0 Durst Decorative Arts Collection	529 SF	590 SF	+ 12 %
11.0 Secured Storage Collections	4,232 SF	1,515 SF	- 64 %
12.0 Young Adult / Teen	1,270 SF	4,287 SF	+ 238 %
13.0 Children's Center	4,599 SF	9,873 SF	+ 115 %
14.0 New Materials	586 SF	1,473 SF	+ 151 %
15.0 Friends of the Library	1,662 SF	3,295 SF	+ 98 %
16.0 Staff Areas	2,419 SF	3,720 SF	+ 54 %
17.0 Community Meeting Spaces	3,333 SF	11,459 SF	+ 244 %
18.0 Café	0	1,466 SF	-
19.0 Not Used	0	0	-
20.0 Building Circulation	6,282 SF	9,971 SF	+ 59 %
21.0 Building Support Services	991 SF	2,054 SF	+ 107 %
22.0 Building Security	425 SF	611 SF	+ 44 %
23.0 Building Services	7,066 SF	9,711 SF	+ 37 %
Sub-Total	80327 SF	136,014 SF	+ 69 %
12% Miscellaneous Circulation	9,639 SF		
15% Net to Gross Factor		20,402 SF	
Grand Total	89,966 SF	156,416 SF	+ 74 %



EXAMPLES OF BUILDING PROGRAM DOCUMENTS PUBLIC AREAS

Building Program Statement

FULL PAGE VIEW

8.4 FICTION COLLECTIONS

8.4.2 MYSTERY

8.4.3 WESTERNS

8.4.4 SCIENCE FICTION

BUILDING PROGRAM STATEMENT

- Convenient to the freight/staff elevator
- Within the Fiction Workroom

8.3 FICTION / READER'S ADVISORY SERVICE DESK

- **Furnishings & Equipment**
 - 1 fixed desk with 2 workstations
 - Desk should be a combination of chair height and stool height counters
 - 1 mobile kiosk that can be used throughout the Fiction area
 - 3 computers, 2 telephones, 2 mobile voice communicators / portable headsets
 - 1 public printer at desk, 1 staff multi-function printer/copier at desk networked to staff computers at service desk, in Fiction Workroom, and offices located on this floor
 - Emergency call button
 - Workroom call button
 - Lockable cash drawers at each computer workstation
 - Below Work Surface Storage: a combination of shallow drawers, legal sized file drawers, lockable cabinets, and open shelves
- **Design & Functional Considerations**
 - Clear signage that not only denotes the name of this area, but also some of the functions
 - Adjacent space to hold book trucks of materials waiting for return to shelves
- **Location & Adjacencies**
 - Adjacent to the PACs and public computers
 - Clear view of all public computer screens

8.3.1 DESK REFERENCE COLLECTION

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 0.5%
 - Increase of 10% over 20 years
- **Location & Adjacencies**
 - Adjacent to the Fiction / Reader's Advisory Desk

8.4 FICTION COLLECTIONS

8.4.1 A-Z FICTION

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 3%
 - Increase of 60% over 20 years

8.4.2 MYSTERY

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 3%
 - Increase of 60% over 20 years

8.4.3 WESTERN

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 2%
 - Increase of 40% over 20 years

8.4.4 SCIENCE FICTION

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 3%

Building Program Statement

DETAIL VIEW

8.4 FICTION COLLECTIONS

8.4.2 MYSTERY

8.4.3 WESTERNS

8.4.4 SCIENCE FICTION

8.4.2 MYSTERY

- **Design & Functional Considerations**

- This collection will increase at an annual rate of 3%
- Increase of 60% over 20 years

8.4.3 WESTERN

- **Design & Functional Considerations**

- This collection will increase at an annual rate of 2%
- Increase of 40% over 20 years

8.4.4 SCIENCE FICTION

- **Design & Functional Considerations**

- This collection will increase at an annual rate of 3%
- Increase of 60% over 20 years

Vignettes

8.4 FICTION COLLECTIONS

8.4.2 MYSTERY

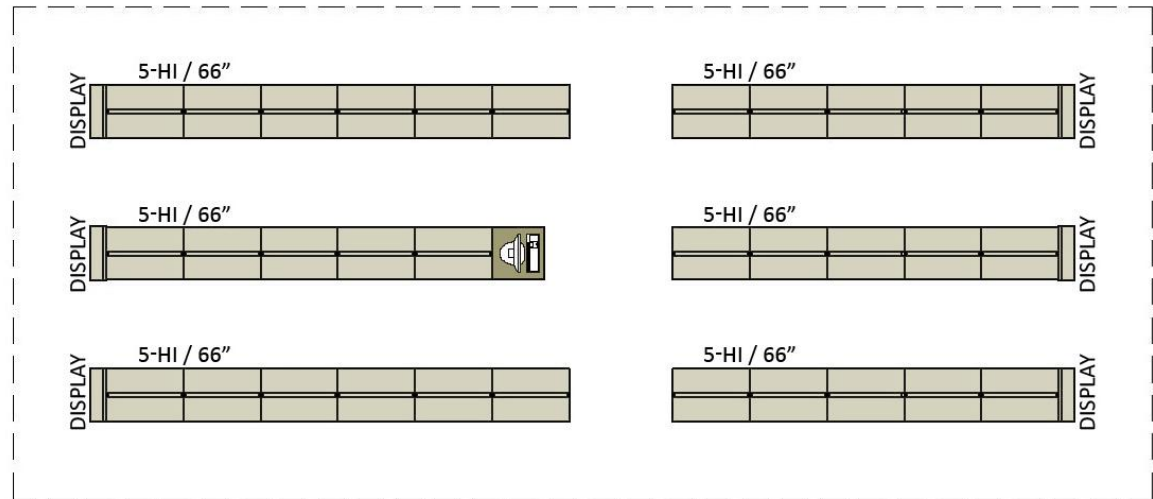
8.4.3 WESTERNS

8.4.4 SCIENCE FICTION

8.4.2 MYSTERY

320 SHELVES SHOWN (320 REQUIRED)

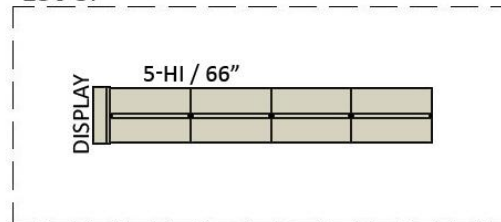
844 SF



8.4.3 WESTERNS

40 SHELVES SHOWN (35 REQUIRED)

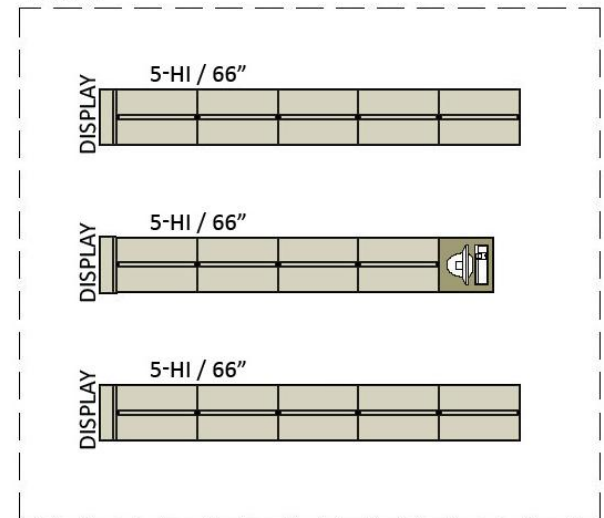
150 SF



8.4.4 SCIENCE FICTION

140 SHELVES SHOWN (136 REQUIRED)

413 SF



Collection Statistics

FULL PAGE VIEW

8.4 FICTION COLLECTIONS

8.4.2 MYSTERY

8.4.3 WESTERNS

8.4.4 SCIENCE FICTION

FUTURE COLLECTION STATISTICS

6.2 Archived Reference Collections							
	24,196	459	Static	459	459	459	IN STORAGE
Total	36,416	1,387		1,395	1,399	1,403	
		71 Dr.		48 Dr.	48 Dr.	48 Dr.	

7.0 MAGAZINES / PERIODICALS AREA							
	Items	Existing # of Shelves	Anticipated Annual Growth Rate	Projected Shelving Counts			Notes
				10 Years	15 Years	20 Years	
7.1 Magazines / Periodicals Collections							
7.1.1 Adult Magazines	925	205	30% once	267	267	267	+ 1 year back-file
7.1.2 Newspapers		12	Static	12	12	12	Sloped Shelving
7.1.3 Newspaper Back-file		13 Dr.	Static	13 Dr.	13 Dr.	13 Dr.	Flip-up Lateral Files
Total	925	217		279	279	279	
		13 Dr.		13 Dr.	13 Dr.	13 Dr.	

8.0 FICTION COLLECTIONS							
	Items	Existing # of Shelves	Anticipated Annual Growth Rate	Projected Shelving Counts			Notes
				10 Years	15 Years	20 Years	
8.3 Desk Reference Collections							
8.3.1 Desk Reference		6	0.5%	6	7	7	
8.4 Fiction Collections							53,672 items
8.4.1 A - Z Fiction		719	3%	935	1043	1151	
8.4.2 Mystery		200	3%	260	290	320	
8.4.3 Western		25	2%	30	33	35	
8.4.4 Science Fiction		85	3%	111	124	136	Includes 37.92 Linear Ft
8.4.5 Paperback		92	3%	120	134	148	
8.4.6 Graphic Novels	631	12	3%	16	18	20	
8.4.7 Large Print		192	5%	288	336	384	Was 5.4.5
Total	54,303	1,331		1,766	1,985	2,201	

9.0 WULFMEYER GENEALOGY / SPECIAL COLLECTIONS CENTER							
	Items	Existing # of Shelves	Anticipated Annual Growth Rate	Projected Shelving Counts			Notes
				10 Years	15 Years	20 Years	
9.4 Special Collections Materials Collection							
9.4.1 Non - Fiction	28,433	906	7.5%	1,586	1,925	2,265	
9.4.2 New Books		4	Static	4	4	4	
9.4.3 Magazines	30	N/A	Static	10	10	10	Currently shelved w books

Collection Statistics

DETAIL VIEW

8.0 FICTION COLLECTIONS							
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Building Program Statement

FULL PAGE VIEW

8.5 FICTION AREA TECHNOLOGY

8.5.1 CATALOG STATIONS

8.5.2 PUBLIC COMPUTER STATIONS

BUILDING PROGRAM STATEMENT

- Increase of 60% over 20 years

8.4.5 PAPERBACK

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 3%
 - Increase of 60% over 20 years

8.4.6 GRAPHIC NOVELS

- **Design & Functional Considerations**
 - This collection will increase at an annual rate of 3%
 - Increase of 60% over 20 years

8.4.7 LARGE PRINT

- **Design & Functional Considerations**
 - Shelving should not be more than 5 high with the bottom shelf empty for accessibility by Senior Citizens and those with limited vision
 - This collection will increase at an annual rate of 5%
 - Increase of 100% over 20 years

8.5 TECHNOLOGY

8.5.1 CATALOG STATIONS

- **Furnishings & Equipment**
 - 4 catalog stations to be dispersed throughout stack area on end panels
 - 4 additional catalog stations in a cluster within the stack area
- **Design & Functional Considerations**
 - Should have library directory / floor plans / maps available at these stations

8.5.2 PUBLIC COMPUTER STATIONS

- **Furnishings & Equipment**
 - 8 computer stations for extended public use at seating height
 - 2 computer stations for express public use at standing height
 - 1 computer stations dedicated to computer sign-up at standing height
- **Design & Functional Considerations**
- **Location & Adjacencies**
 - Should be clustered with screens in clear view of Fiction / Reader's Advisory Service Desk

8.6 SEATING

- **Furnishings & Equipment**
 - 7 two-person tables
 - 14 four-person tables
 - 20 Lounge Chairs in groupings of 2 chairs with side tables in each grouping
 - 4 Lounge Chairs in groupings of 4 chairs with a coffee table in each grouping
 - 8 Single Lounge Chairs dispersed throughout the Fiction area
 - 12 tablet-arm lounge chairs (tablet arms must have a high load rating)
- **Design & Functional Considerations**
 - Seating should be washable / easy to clean, and durable
- **Location & Adjacencies**
 - Seating should be dispersed throughout the Fiction area within clear view of staff

Building Program Statement

DETAIL VIEW

8.5 FICTION AREA TECHNOLOGY

8.5.1 CATALOG STATIONS

8.5.2 PUBLIC COMPUTER STATIONS

8.5 TECHNOLOGY

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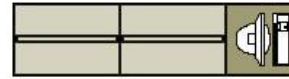
Vignettes

8.5 FICTION AREA TECHNOLOGY

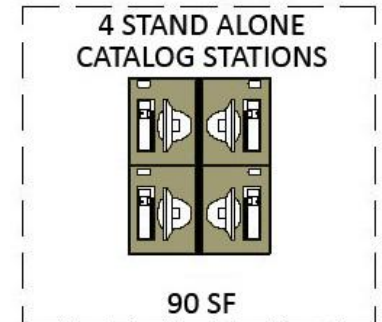
8.5.1 CATALOG STATIONS

8.5.2 PUBLIC COMPUTER STATIONS

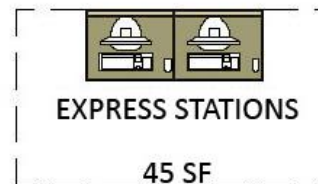
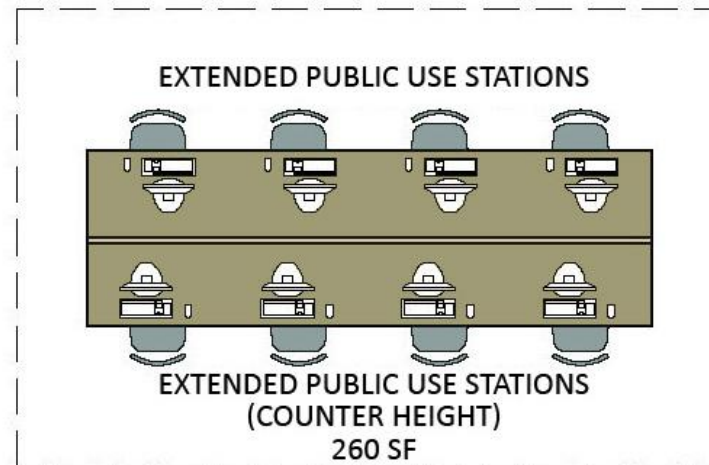
8.5 TECHNOLOGY 8.5.1 CATALOG STATIONS 90 SF



4 CATALOG STATIONS
DISPERSED THROUGHOUT
COLLECTION



8.5.2 PUBLIC COMPUTER STATIONS 353 SF



Building Program Statement

FULL PAGE VIEW

8.6 FICTION AREA SEATING

BUILDING PROGRAM STATEMENT

- Increase of 60% over 20 years

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8.5 TECHNOLOGY

8.5.1 CATALOG STATIONS

- **Furnishings & Equipment**
 - 4 catalog stations to be dispersed throughout stack area on end panels
 - 4 additional catalog stations in a cluster within the stack area
- **Design & Functional Considerations**
 - Should have library directory / floor plans / maps available at these stations

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 - 1 computer stations dedicated to computer sign-up at standing height
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8.6 SEATING

- **Furnishings & Equipment**
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Building Program Statement

DETAIL VIEW

8.6 FICTION AREA SEATING

8.6 SEATING

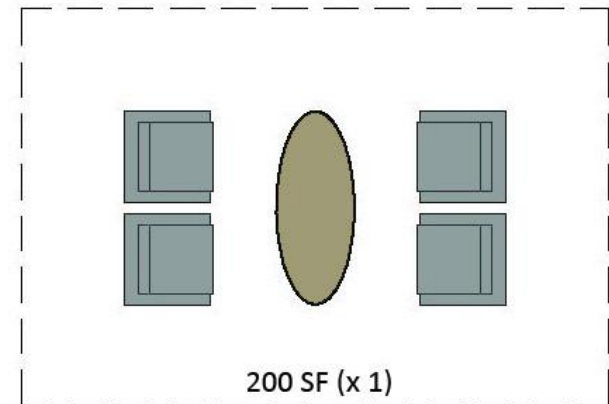
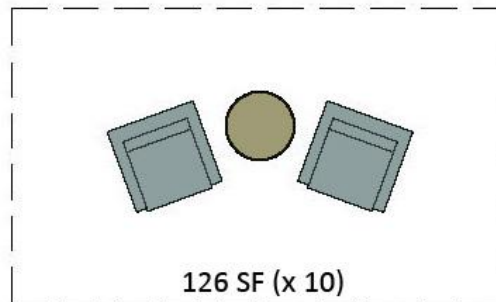
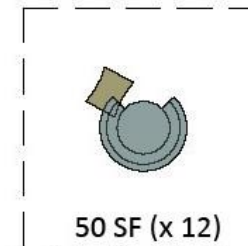
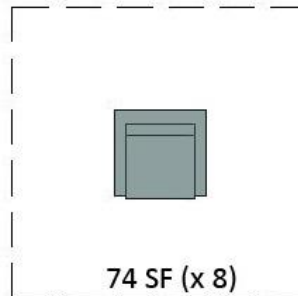
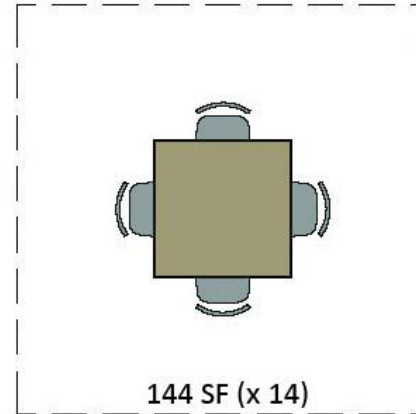
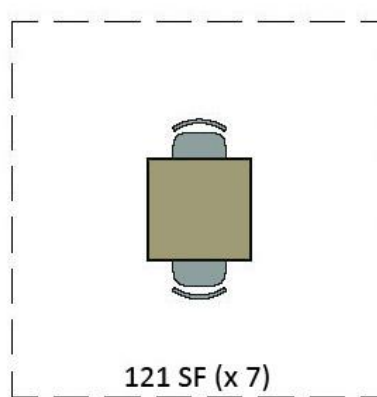
- **Furnishings & Equipment**
 - 7 two-person tables
 - 14 four-person tables
 - 20 Lounge Chairs in groupings of 2 chairs with side tables in each grouping
 - 4 Lounge Chairs in groupings of 4 chairs with a coffee table in each grouping
 - 8 Single Lounge Chairs dispersed throughout the Fiction area
 - 12 tablet-arm lounge chairs (tablet arms must have a high load rating)
- **Design & Functional Considerations**
 - Seating should be washable / easy to clean, and durable
- **Location & Adjacencies**
 - Seating should be dispersed throughout the Fiction area within clear view of staff
 - Seating would preferably also be located near windows with views outside

Vignettes

DETAIL VIEW

8.6 FICTION AREA SEATING

8.6 SEATING (ONE OF EACH TYPE SHOWN - REFER TO PROGRAM) 5,323 SF



Seating Comparison

FULL PAGE VIEW

8.6 FICTION AREA SEATING

SEATING COMPARISON

Total	0	16	0 SF	988 SF
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8.0 FICTION COLLECTION				
SEATING TYPE	EXISTING # OF SEATS	PROGRAMMED # OF SEATS	EXISTING SEATING SF	PROGRAMMED SEATING SF
4 - Person Table	64	56	1,262	2,016
2 - Person Table	2	14	119	847
Lounge Chairs grouped 2 w/ Side Table	0	20	0	1,260
Lounge Chairs grouped 4 w/ Coffee Table	0	4	0	200
Single Lounge Chair	10	8	336	592
Tablet-Arm Lounge Chair	0	12	0	600
Total	76	114	1,717 SF	5,515 SF

9.0 WULFMEYER SPECIAL COLLECTIONS CENTER				
SEATING TYPE	EXISTING # OF SEATS	PROGRAMMED # OF SEATS	EXISTING SEATING SF	PROGRAMMED SEATING SF
4 - Person Table	0	24	0	864
2 - Person Table	1	8	22	484
6 - Person Table	0	24	0	768
Oversized Table	18	0	261	0
Total	19	56	283 SF	2,116 SF

12.0 YOUNG ADULT / TEEN				
SEATING TYPE	EXISTING # OF SEATS	PROGRAMMED # OF SEATS	EXISTING SEATING SF	PROGRAMMED SEATING SF
4 - Person Table	8	8	202	288

Seating Comparison

DETAIL VIEW

8.0 FICTION COLLECTION				
SEATING TYPE	EXISTING # OF SEATS	PROGRAMMED # OF SEATS	EXISTING SEATING SF	PROGRAMMED SEATING SF
4 - Person Table	64	56	1,262	2,016
2 - Person Table	2	14	119	847
Lounge Chairs grouped 2 w/ Side Table	0	20	0	1,260
Lounge Chairs grouped 4 w/ Coffee Table	0	4	0	200
Single Lounge Chair	10	8	336	592
Tablet-Arm Lounge Chair	0	12	0	600
Total	76	114	1,717 SF	5,515 SF

Square Footage Comparison

FULL PAGE VIEW

8.0 FICTION COLLECTION AREAS

SQUARE FOOTAGE COMPARISON

7.0 MAGAZINES / PERIODICALS AREA			
SPACE	EXISTING SQUARE FOOTAGE	PROGRAMMED SQUARE FOOTAGE	NOTES
7.1 Magazines / Periodicals Collection	1,011	1,465	
7.1.1 Adult Magazines	897	1,236	
7.1.2 Newspapers	59	106	
7.1.3 Newspaper Back-file	55	123	
7.2 Seating	0	988	
Total	1,011 SF	2,453 SF	

8.0 FICTION COLLECTIONS			
SPACE	EXISTING SQUARE FOOTAGE	PROGRAMMED SQUARE FOOTAGE	NOTES
8.1.1 Collection Dev. Administrator	175	238	
8.1.2 Fiction / Readers Advisory Manager	0	180	
8.1.3 Selectors Team Workstations	243	504	
8.2 Fiction Workroom	0	924	Includes 8.2.1 Seniors Outreach Workstation
8.3 Fiction / Readers Advisory Service Desk	0	700	
8.3.1 Desk Reference Collection	0	0	
8.4 Collections	3,038	6,009	
8.4.1 A-Z Fiction	1,566	2,720	
8.4.2 Mystery	447	844	
8.4.3 Western	56	150	
8.4.4 Science Fiction	237	413	
8.4.5 Paperback	336	636	
8.4.6 Graphic Novels	8	134	
8.4.7 Large Print	388	1,112	
8.5 Technology	0	443	
8.6 Seating	1,717	5,515	
8.7 Display	0	0	Included in Circulation %
8.8 Study / Tutoring Rooms	0	216	Tutoring = 80 SF Study = 136 SF
Total	5,173 SF	14,729 SF	

Square Footage Comparison

DETAIL VIEW

8.3 Fiction / Readers Advisory Service Desk	0	700	
8.3.1 Desk Reference	0	0	
8.4 Collections	3,038	6,009	
8.4.1 A-Z Fiction	1,566	2,720	
8.4.2 Mystery	447	844	
8.4.3 Western	56	150	
8.4.4 Science Fiction	237	413	
8.4.5 Paperback	336	636	
8.4.6 Graphic Novels	8	134	
8.4.7 Large Print	388	1,112	
8.5 Technology	0	443	
8.6 Seating	1,717	5,515	
8.7 Display	0	0	Included in Circulation %
8.8 Study / Tutoring Rooms	0	216	Tutoring = 80 SF Study = 136 SF

Square Footage Summary

8.0 FICTION COLLECTION AREAS

SQUARE FOOTAGE SUMMARY

	Existing Building	New Building	% Change
1.0 Administrative Services	2,669 SF	4,021 SF	+ 51 %
2.0 Circulation Services	2,487 SF	5,027 SF	+ 102 %
3.0 Technical Services / Digital Services	4,246 SF	3,551 SF	- 16 %
4.0 Audio / Visual Collection	5,990 SF	4,682 SF	- 22 %
5.0 Non-Fiction Collection	11,328 SF	18,607 SF	+ 64 %
6.0 Reference	8,933 SF	10,100 SF	+ 13 %
7.0 Magazines / Periodicals Area	1,011 SF	2,453 SF	+ 143 %
8.0 Fiction Collection	5,173 SF	14,729 SF	+ 185 %
9.0 Wulfmeyer Genealogy/Special Collections Center	5,096 SF	12,819 SF	+ 152 %
10.0 Durst Decorative Arts Collection	529 SF	590 SF	+ 12 %
11.0 Secured Storage Collections	4,232 SF	1,515 SF	- 64 %
12.0 Young Adult / Teen	1,270 SF	4,287 SF	+ 238 %
13.0 Children's Center	4,599 SF	9,873 SF	+ 115 %
14.0 New Materials	586 SF	1,473 SF	+ 151 %
15.0 Friends of the Library	1,662 SF	3,295 SF	+ 98 %
16.0 Staff Areas	2,419 SF	3,720 SF	+ 54 %
17.0 Community Meeting Spaces	3,333 SF	11,459 SF	+ 244 %
18.0 Café	0	1,466 SF	-
19.0 Not Used	0	0	-
20.0 Building Circulation	6,282 SF	9,971 SF	+ 59 %
21.0 Building Support Services	991 SF	2,054 SF	+ 107 %
22.0 Building Security	425 SF	611 SF	+ 44 %
23.0 Building Services	7,066 SF	9,711 SF	+ 37 %
Sub-Total	80327 SF	136,014 SF	+ 69 %
12% Miscellaneous Circulation	9,639 SF		
15% Net to Gross Factor		20,402 SF	
Grand Total	89,966 SF	156,416 SF	+ 74 %

A black and white photograph showing a Native American statue on a rock pedestal. The statue is a woman in traditional dress, holding a large fan. In the background, a cable-stayed bridge is visible. The text "COMPARING EXISTING TO NEW" is overlaid in white capital letters.

COMPARING EXISTING TO NEW

Seating Comparisons Summary

SEATING COMPARISONS		
AREA	EXISTING NUMBER OF SEATS	PROGRAMMED NUMBER OF SEATS
4.0 Audio / Visual Collection	26	20
5.0 Non-Fiction / 6.0 Reference	109	98
7.0 Magazines / Periodicals	0	16
8.0 Fiction Collection	78	114
9.0 Wulfmeyer Special Collections	19	56
12.0 Young Adult / Teen	8	36
13.0 Children’s Center	22	58
Total	260	398

Shelving Comparisons Summary

SHELVING COMPARISONS		
AREA	EXISTING NUMBER OF SHELVES	PROJECTED NUMBER OF SHELVES
4.0 Audio / Visual Collection	345	533
5.0 Non-Fiction Collection	5,003	7,680
6.0 Reference Collection	1,387	1,403
7.0 Magazines / Periodicals Area	217	279
8.0 Fiction Collections	1,331	2,201
9.0 Wulfmeyer Special Collections	1,276	3,377
11.0 Secured Storage Collections	2,816	1,695
12.0 Young Adult / Teen Collection	92	233
13.0 Children’s Collection	680	1,165
14.0 New Materials	104	312
15.0 Friends Booksale & Storage	737	1,465
Total	13,988	20,343

Public Computing Comparisons Summary

PUBLIC COMPUTING COMPARISONS		
AREA	EXISTING NUMBER OF COMPUTERS	PROJECTED NUMBER OF COMPUTERS
4.0 Audio / Visual Collection	2	4
5.0 Non-Fiction / 6.0 Reference	22	50
8.0 Fiction Collections Area	0	10
9.0 Wulfmeyer Special Collections	2	10
12.0 Young Adult / Teen Area	0	14
13.0 Children's Center	5	13
Total	31	101

Meeting Space Comparisons Summary

MEETING SPACE COMPARISONS		
AREA	EXISTING NUMBER OF SEATS	PROJECTED NUMBER OF SEATS
Auditorium	150	250
Large Meeting Room	0	200
Small Meeting Room	40	50
Computer Training Lab	10	16
Board Room	20	30
Study / Tutoring Rooms	0	66
Storytime Area	40	75
Total	260	687

FOCUS GROUP SUMMARY



Focus Group Summary

When a customer enters the building, what should they see first?

- A sense of openness - wow factor, easily visible and open stairwells, escalators, elevators
- Informational way-finding / signage / building map - handouts
- Guest services desk / staff / volunteers to greet and provide directions
- Display space / kiosks, display area for current interest materials - artwork, historical, etc.
- Coffee Shop

What should be located on the Main Level?

- Circulation Services, Café, Children's Services, Meeting Rooms, Media collection, New Materials, Fiction
- Largest Meeting Rooms, public events rooms

What should the building design be like?

- Timeless, not a monument to the architect, prominent

Focus Group Summary

Where / what should the Children's Center be?

- This space may be an inviting area that uses themes: aviation, sunflowers, Wizard of Oz, sea life, etc.
- Consider developing interactive components both for Early Literacy and for Elementary school aged children
- Consider providing access to an outdoor programming and reading space, natural “play-scape”
- The Children's Center would ideally have a designated Storytime area where kids can do activities / fidget while they listen, a crafts area, adjustable in size

Should the Non-Fiction collection be placed in a single run eliminating subject divisions?

- This may be a good idea because it is more flexible, easier to use, and access

Focus Group Summary

What are the main priorities for Computer Use?

- Patrons would like plenty of space to bring their own laptops / consider using wired tables
- Patrons and staff would ideally like to have at least one instructional space that can be used for public and staff training, capable of webinars
- Consider placing catalog stations at the end of book stacks

Other Technology Needs?

- Ideally all of the Meeting Rooms would be wired with sound and presentation equipment so users can just “plug-in”

What would attract non-users?

- Cheaper, more convenient parking
- Food service / coffee shop / café
- Community meeting spaces with after hours access (outdoor / indoor), small meeting rooms, study rooms
- Computer access, wireless
- Integration of public art

Focus Group Summary

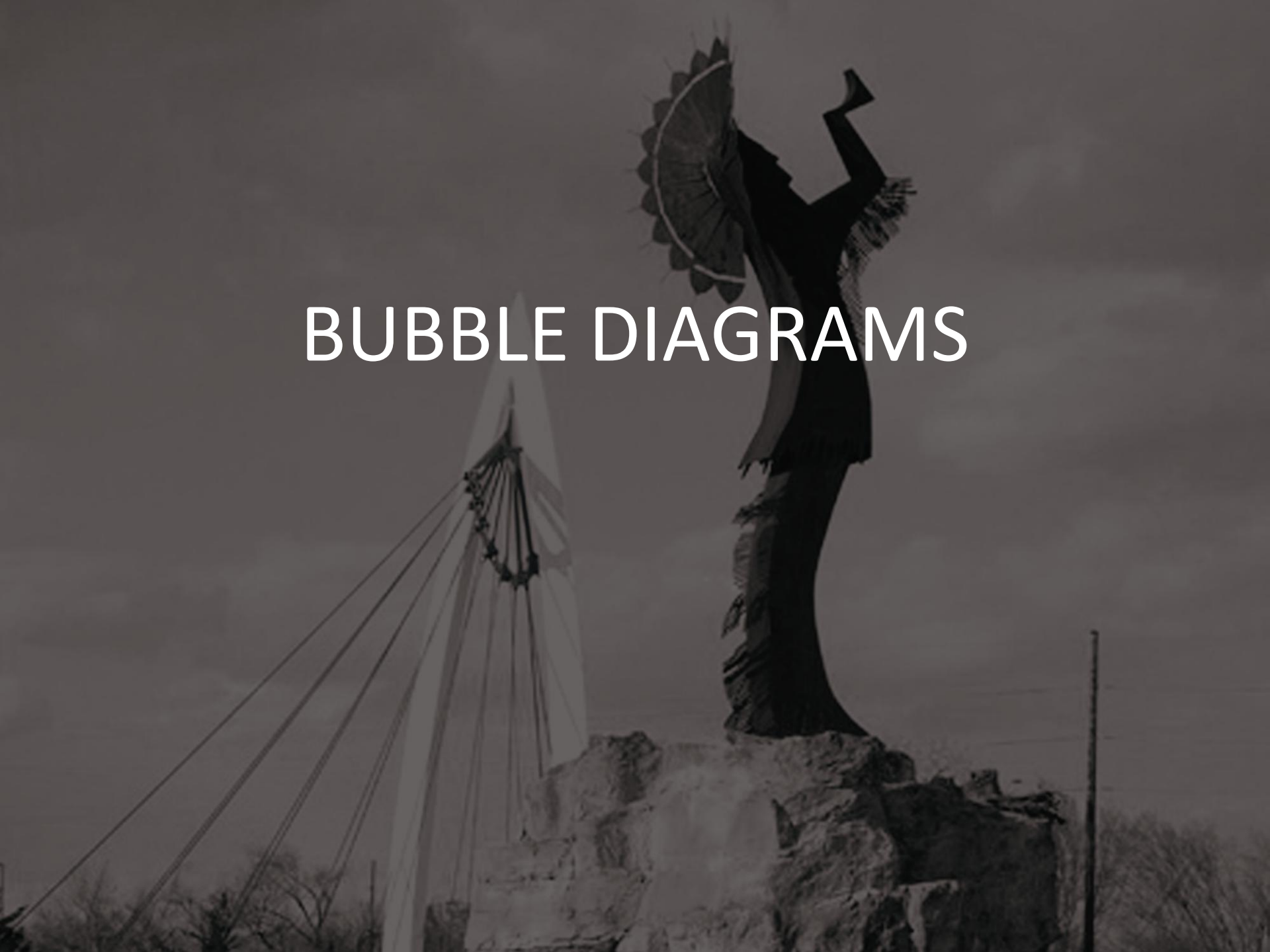
What should be done programmatically to connect the new Library with other agencies / activities in the area?

- The Library may want to consider its interface with the street - developing a transparency so that passersby know what is going on inside and outside
- Consider the incorporation of outdoor space for reading, art, performing, etc. (consider sun and wind directions)

Other Comments

- Plan for flexibility and capability for future expansion, consider using stacks that are easy to reorganize
- Consider increasing the size of the used bookstore, and easier ways to make Friends book donations
- Consider incorporating a Nursing Lounge

BUBBLE DIAGRAMS

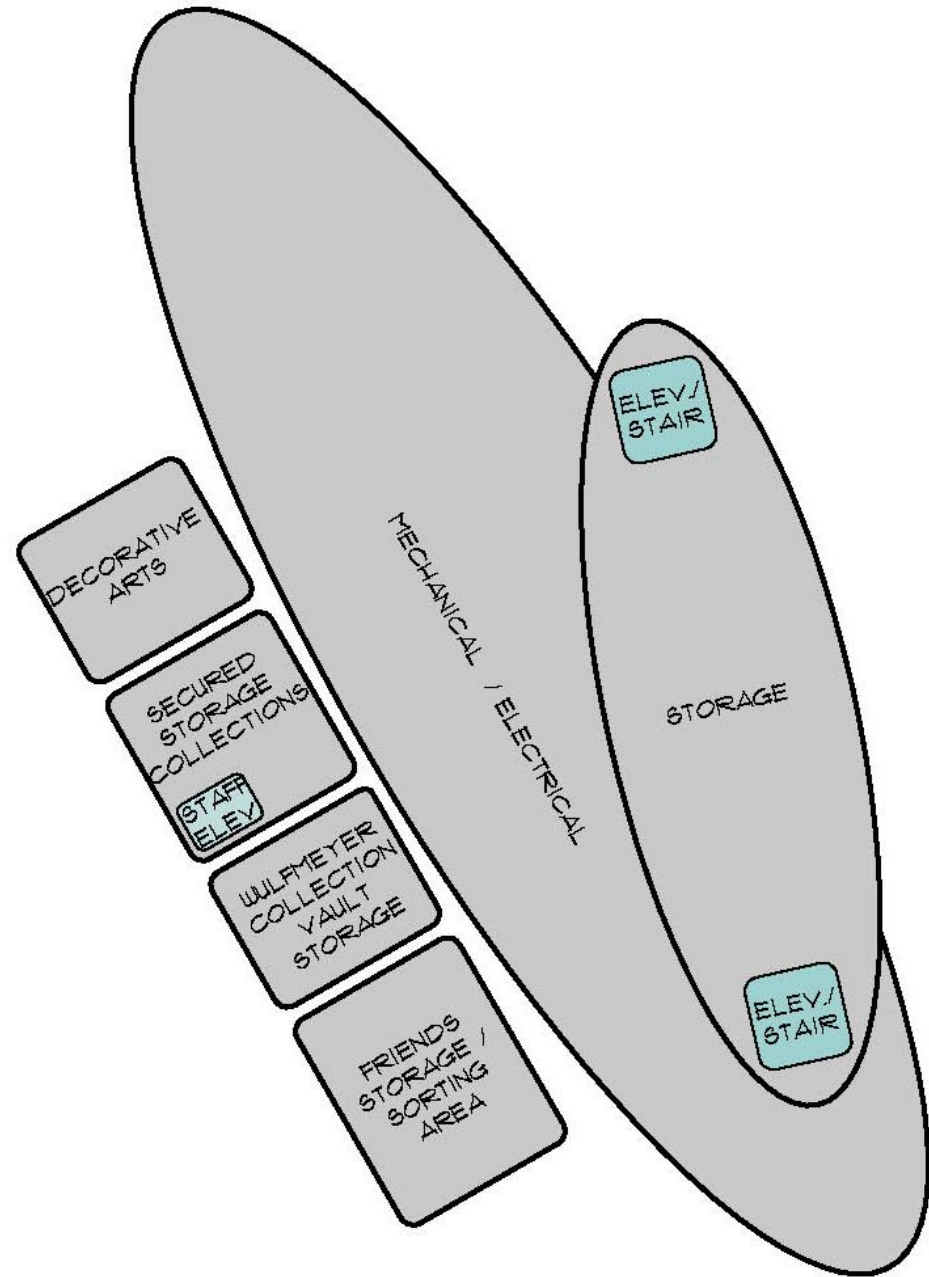


SITE ANALYSIS



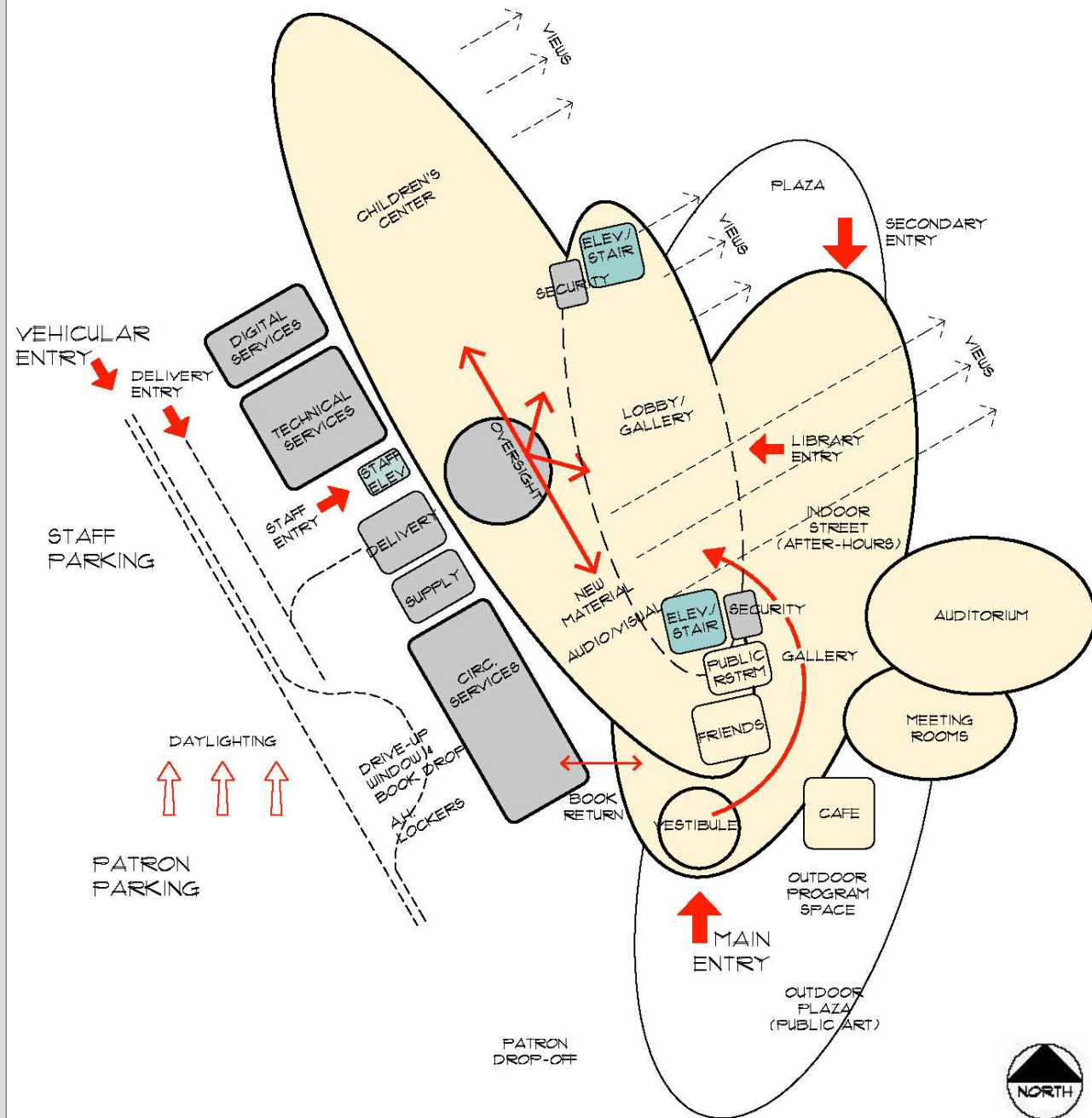
Bubble Diagrams

LOWER LEVEL PLAN



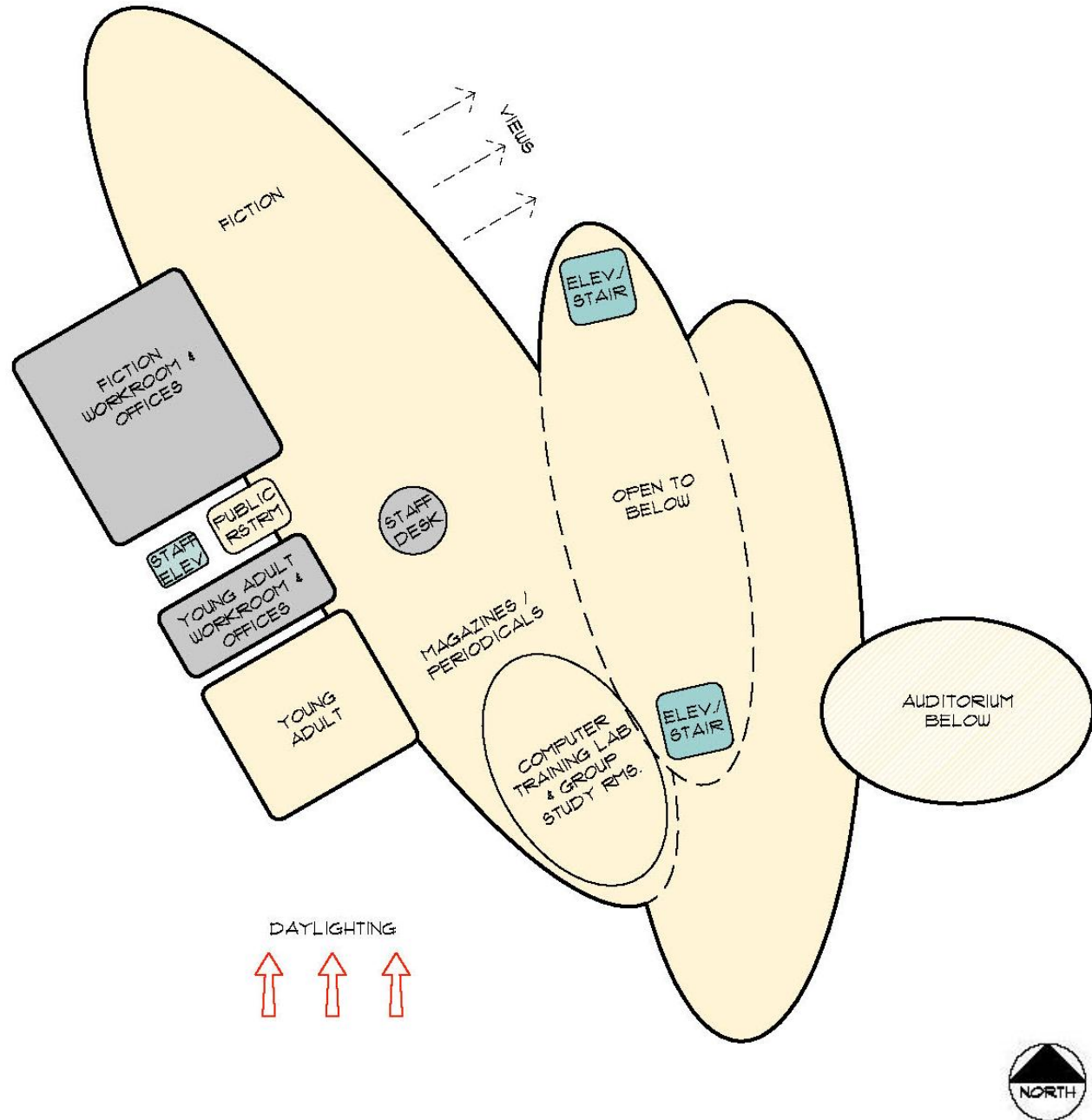
Bubble Diagrams

GROUND LEVEL PLAN



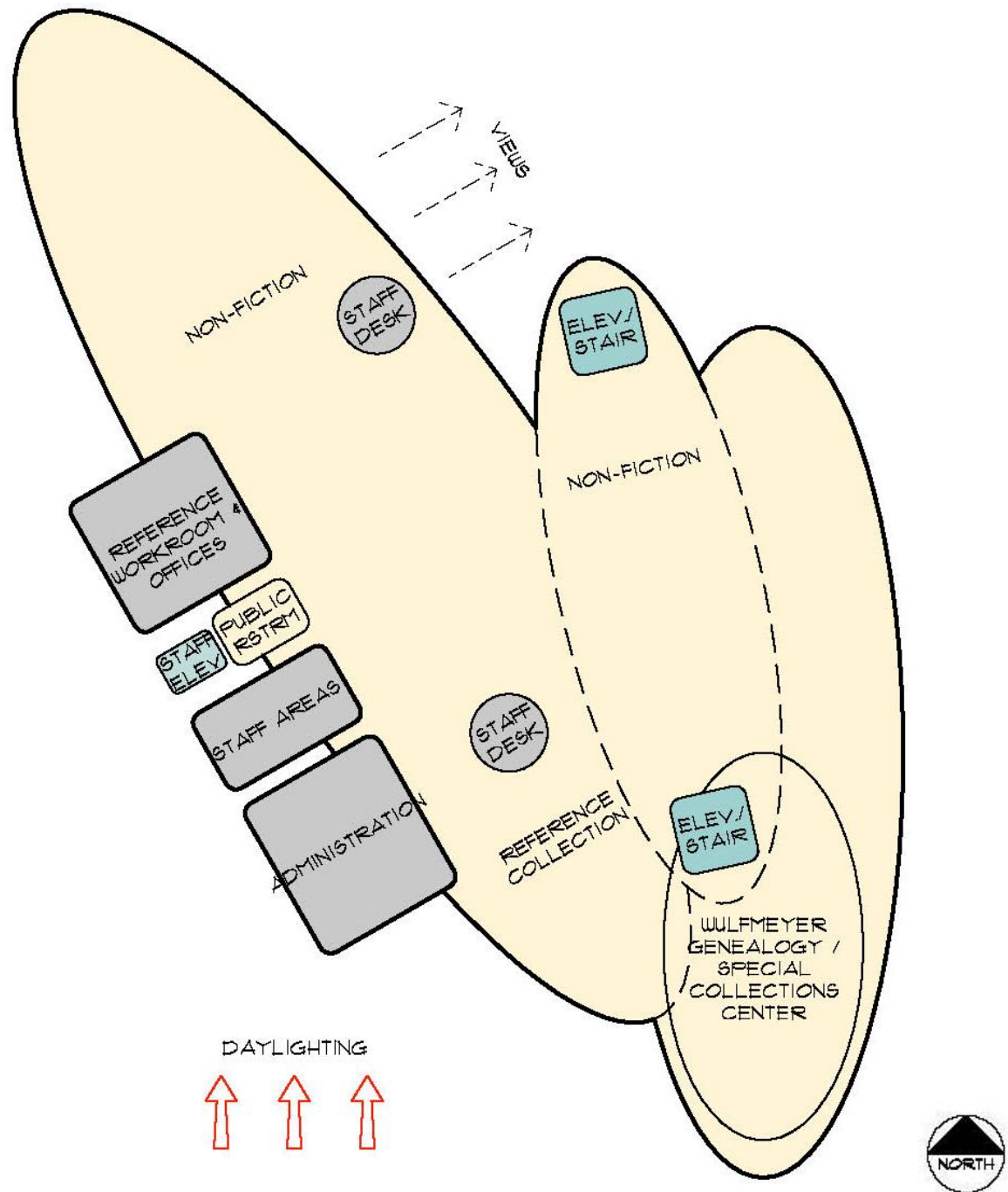
Bubble Diagrams

SECOND LEVEL PLAN



Bubble Diagrams

THIRD LEVEL PLAN



PROJECT BUDGET ANALYSIS



Budget Information

PROJECT BUDGET ANALYSIS AS PROGRAMMED

PROJECT BUDGET ANALYSIS

1.	Site Development <i>does NOT include land acquisition & assembly</i>	\$15 per sf	\$2,346,240
2.	Building Construction	\$175 per sf	\$27,372,800
3.	Library Interiors <i>Cabinetry, Shelving, Furniture, Signage</i>	\$30 per sf	\$4,692,480
4.	LEED certification <i>2% +/- of construction cost</i>	NA	\$0
SUBTOTAL - CONSTRUCTION BUDGET			\$34,411,520
5.	Fees & Expenses <i>Administrative Costs: survey, soil borings, printing, agency approvals, etc. Equipment: materials security, building security, telephone system, self check, & other technology Miscellaneous Expenses: moving, opening day collection, etc. Professional Fees</i>	15% of construction budget	\$5,161,728
6.	Project Contingency	10% of construction budget	\$3,441,152
SUBTOTAL - PROJECT BUDGET in Today's Dollars			\$43,014,400
7.	Projected Escalation / Inflation <i>Three Years: one for design & two for construction This adjustment must be factored into all 6 items above</i>	4% per year	\$5,370,950
TOTAL PROJECT BUDGET			\$48,385,350


Budget Information

SQUARE FOOTAGE SUMMARY

AS PROGRAMMED

SQUARE FOOTAGE SUMMARY

	Existing Building	New Building	% Change
1.0 Administrative Services	2,669 SF	4,021 SF	51%
2.0 Circulation Services	2,487 SF	5,027 SF	102%
3.0 Technical Services / Digital Services	4,246 SF	3,551 SF	-16%
4.0 Audio / Visual Collection	5,990 SF	4,682 SF	-22%
5.0 Non-Fiction Collection	11,328 SF	18,607 SF	64%
6.0 Reference	8,933 SF	10,100 SF	13%
7.0 Magazines / Periodicals Area	1,011 SF	2,453 SF	143%
8.0 Fiction Collection	5,173 SF	14,729 SF	185%
9.0 Wulfmeyer Special Collections Center	5,096 SF	12,819 SF	152%
10.0 Durst Decorative Arts Collection	529 SF	590 SF	12%
11.0 Secured Storage Collections	4,232 SF	1,515 SF	-64%
12.0 Young Adult / Teen	1,270 SF	4,287 SF	238%
13.0 Children's Center	4,599 SF	9,873 SF	115%
14.0 New Materials	586 SF	1,473 SF	151%
15.0 Friends of the Library	1,662 SF	3,295 SF	98%
16.0 Staff Areas	2,419 SF	3,720 SF	54%
17.0 Community Meeting Spaces	3,333 SF	11,459 SF	244%
18.0 Café	0 SF	1,466 SF	
19.0 Not Used	0 SF	0 SF	
20.0 Building Circulation	6,282 SF	9,971 SF	59%
21.0 Building Support Services	991 SF	2,054 SF	107%
22.0 Building Security	425 SF	611 SF	44%
23.0 Building Services	7,066 SF	9,711 SF	37%
Sub-Total	80,327 SF	136,014 SF	69%
12% Miscellaneous Circulation	9,639		
15% Net to Gross Factor		20,402 SF	
Grand Total	89,966 SF	156,416 SF	74%

A black and white photograph of a Native American statue on a rock pedestal. The statue is a dark silhouette of a person in traditional dress, holding a large, circular fan or shield. To the left, a cable-stayed bridge with multiple cables is visible. The background is a cloudy sky.

LIBRARY BOARD RECOMMENDATIONS

Library Board Recommendations

Executive Summary

- The Library Board takes seriously its responsibility to be good stewards of public monies and wants to make sure that decisions reflect **long term value for the community**
- Just as it is prudent to ensure that public facilities are not built too extravagantly, it is also prudent to ensure that money is not spent building facilities that are too small to **meet community needs**
- The Building Program as adopted creates a Central Library that can **fulfill Wichita's needs for ½ to ¾ of a century**. A downsized facility particularly the \$30,000,000 Option constructs a building that may be full within a decade and in need of more immediate expansion. To add onto the building would be more expensive than to create the space as part of the original construction

Library Board Recommendations

Executive Summary

- The Board would rather **build a library to the Building Program**, even if it means that not all of the spaces will be as completely and nicely furnished as they might like them to be at building opening. Automated Check-In Systems, Computers, Theatre Seating in the Auditorium, etc. can be added as funding allows more easily than a building can be expanded if downsized at construction
- The Board, Library Foundation, Friends of the Library and Wichita Genealogical Society have met and agreed to **work together to fund enhancements for the new Library**. Although this will not be a “bricks and mortar” campaign for construction, they do want the Council to realize that they are **committed to being a partner in helping to make the Building Program vision a reality**

A grayscale photograph of a Native American statue on a rock pedestal with a cable-stayed bridge in the background. The statue is a dark silhouette of a Native American figure, possibly a woman, standing on a large, rough rock pedestal. She is holding a large, circular object, possibly a shield or a fan, in her right hand. The background shows a cable-stayed bridge with multiple cables fanning out from a central point. The sky is overcast and cloudy.

PROJECT BUDGET OPTIONS

(Requested by the City Manager)

Budget Information

COMPROMISE OPTION (Relates to 2007 Master Plan)

PROJECT BUDGET ANALYSIS

COMPROMISE OPTION (Adjusted based on National Trends)

1.	Site Development <i>does NOT include land acquisition & assembly</i>	\$15 per sf	\$2,064,000
2.	Building Construction	\$175 per sf	\$24,080,000
3.	Library Interiors <i>Cabinetry, Shelving, Furniture, Signage</i>	\$30 per sf	\$4,128,000
4.	LEED certification <i>2% +/- of construction cost</i>	NA	\$0

SUBTOTAL - CONSTRUCTION BUDGET			\$30,272,000
REDUCED SIZE by 18,800 sf			

5.	Fees & Expenses <i>Administrative Costs: survey, soil borings, printing, agency approvals, etc. Equipment: materials security, building security, telephone system, self check, & other technology Miscellaneous Expenses: moving, opening day collection, etc. Professional Fees</i>	15% of construction budget	\$4,540,800
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6.	Project Contingency	10% of construction budget	\$3,027,200
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SUBTOTAL - PROJECT BUDGET in Today's Dollars			\$37,840,000
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7.	Projected Escalation / Inflation <i>Three Years: one for design & two for construction This adjustment must be factored into all 6 items above</i>	4% per year	\$4,724,850
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TOTAL PROJECT BUDGET			\$42,564,850
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Budget Information

COMPROMISE OPTION (Relates to 2007 Master Plan)

SQUARE FOOTAGE SUMMARY

COMPROMISE OPTION (Adjusted based on National Trends)

	Existing Building	New Building	% Change	Programmed
1.0 Administrative Services	2,669 SF	3,480 SF	30%	4,021 SF
2.0 Circulation Services	2,487 SF	4,200 SF	69%	5,027 SF
3.0 Technical Services / Digital Services	4,246 SF	3,270 SF	-23%	3,551 SF
4.0 Audio / Visual Collection	5,990 SF	4,420 SF	-26%	4,682 SF
5.0 Non-Fiction Collection	11,328 SF	14,120 SF	25%	18,607 SF
6.0 Reference	8,933 SF	8,560 SF	-4%	10,100 SF
7.0 Magazines / Periodicals Area	1,011 SF	1,980 SF	96%	2,453 SF
8.0 Fiction Collection	5,173 SF	12,750 SF	146%	14,729 SF
9.0 Wulfmeyer Special Collections Center	5,096 SF	10,900 SF	114%	12,819 SF
10.0 Durst Decorative Arts Collection	529 SF	590 SF	12%	590 SF
11.0 Secured Storage Collections	4,232 SF	1,500 SF	-65%	1,515 SF
12.0 Young Adult / Teen	1,270 SF	3,900 SF	207%	4,287 SF
13.0 Children's Center	4,599 SF	9,180 SF	100%	9,873 SF
14.0 New Materials	586 SF	1,000 SF	71%	1,473 SF
15.0 Friends of the Library	1,662 SF	2,500 SF	50%	3,295 SF
16.0 Staff Areas	2,419 SF	3,460 SF	43%	3,720 SF
17.0 Community Meeting Spaces	3,333 SF	11,150 SF	235%	11,459 SF
18.0 Café	0 SF	1,400 SF		1,466 SF
19.0 Not Used	0 SF	0 SF		0 SF
20.0 Building Circulation	6,282 SF	9,180 SF	46%	9,971 SF
21.0 Building Support Services	991 SF	2,050 SF	107%	2,054 SF
22.0 Building Security	425 SF	470 SF	11%	611 SF
23.0 Building Services	7,066 SF	9,600 SF	36%	9,711 SF
Sub-Total	80,327 SF	119,660 SF	49%	136,014 SF
12% Miscellaneous Circulation	9,639			
15% Net to Gross Factor		17,940 SF		20,402 SF
Grand Total	89,966 SF	137,600 SF	53%	156,416 SF

Budget Information

\$30,000,000
BUDGET OPTION

PROJECT BUDGET ANALYSIS

\$30M BUDGET OPTION

1.	Site Development <i>does NOT include land acquisition & assembly</i>	\$15 per sf	\$1,742,250
2.	Building Construction Simpler Building / Reduced Quality Level \$10 per sf	\$165 per sf	\$19,164,750
3.	Library Interiors <i>Cabinetry, Shelving, Furniture, Signage</i>	\$30 per sf	\$3,484,500
4.	LEED certification <i>2% +/- of construction cost</i>	NA	\$0
SUBTOTAL - CONSTRUCTION BUDGET REDUCED SIZE by 40,250 sf			\$24,391,500
5.	Fees & Expenses <i>Administrative Costs: survey, soil borings, printing, agency approvals, etc. Equipment: materials security, building security, telephone system, self check, & other technology Miscellaneous Expenses: moving, opening day collection, etc. Professional Fees</i>	15% of construction budget	\$3,658,725
6.	Project Contingency	10% of construction budget	\$2,439,150
SUBTOTAL - PROJECT BUDGET in Today's Dollars			\$30,489,375
7.	Projected Escalation / Inflation <i>Three Years: one for design & two for construction This adjustment must be factored into all 6 items above</i>	4% per year	\$3,807,025
TOTAL PROJECT BUDGET			\$34,296,400

Budget Information

\$30,000,000

BUDGET OPTION

SQUARE FOOTAGE SUMMARY

\$30M BUDGET OPTION

	Existing Building	New Building	% Change	Programmed
1.0 Administrative Services	2,669 SF	3,300 SF	24%	4,021 SF
2.0 Circulation Services	2,487 SF	3,000 SF	21%	5,027 SF
3.0 Technical Services / Digital Services	4,246 SF	3,000 SF	-29%	3,551 SF
4.0 Audio / Visual Collection	5,990 SF	4,000 SF	-33%	4,682 SF
5.0 Non-Fiction Collection	11,328 SF	13,000 SF	15%	18,607 SF
6.0 Reference	8,933 SF	7,000 SF	-22%	10,100 SF
7.0 Magazines / Periodicals Area	1,011 SF	1,500 SF	48%	2,453 SF
8.0 Fiction Collection	5,173 SF	8,000 SF	55%	14,729 SF
9.0 Wulfmeyer Special Collections Center	5,096 SF	6,500 SF	28%	12,819 SF
10.0 Durst Decorative Arts Collection	529 SF	550 SF	4%	590 SF
11.0 Secured Storage Collections	4,232 SF	1,500 SF	-65%	1,515 SF
12.0 Young Adult / Teen	1,270 SF	3,000 SF	136%	4,287 SF
13.0 Children's Center	4,599 SF	9,000 SF	96%	9,873 SF
14.0 New Materials	586 SF	1,000 SF	71%	1,473 SF
15.0 Friends of the Library	1,662 SF	2,500 SF	50%	3,295 SF
16.0 Staff Areas	2,419 SF	3,000 SF	24%	3,720 SF
17.0 Community Meeting Spaces	3,333 SF	10,000 SF	200%	11,459 SF
18.0 Café	0 SF	1,200 SF		1,466 SF
19.0 Not Used	0 SF	0 SF		0 SF
20.0 Building Circulation	6,282 SF	9,000 SF	43%	9,971 SF
21.0 Building Support Services	991 SF	1,500 SF	51%	2,054 SF
22.0 Building Security	425 SF	450 SF	6%	611 SF
23.0 Building Services	7,066 SF	9,000 SF	27%	9,711 SF
Sub-Total	80,327 SF	101,000 SF	26%	136,014 SF
12% Miscellaneous Circulation	9,639			
15% Net to Gross Factor		15,150 SF		20,402 SF
Grand Total	89,966 SF	116,150 SF	29%	156,416 SF

QUESTIONS & ANSWERS





WICHITA PUBLIC LIBRARY

Building Program
Documents
for
A New Central Library

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